

**UNAPPROVED MINUTES
CITY OF MILPITAS
PARKS, RECREATION AND CULTURAL RESOURCES COMMISSION**

- Minutes:** Regular Meeting of the Parks, Recreation and Cultural Resources Commission
Date of Meeting: August 1, 2005
Place of Meeting: Milpitas City Hall Committee Room, 455 E. Calaveras Blvd.
- I. Call to Order** Chairperson Munzel called the meeting to order at 7:00 PM
- II. Flag Salute** The Chair led the Commission in the Pledge of Allegiance
- III. Roll** Commissioners Present: Burrill, Gray, Krommenhock, Ku, McGuire, Munzel, Sandhu, Serena, and Tuason

Council Liaison Present: Vice Mayor Gomez

City Staff Present: Bonnie Greiner, Recreation Services Manager; Mark Rogge, Capital Improvement Manager; Staci Pereira, Assistant Planner; Lisa Ciardella, Recording Secretary; Salia Lopa, Recording Secretary
- IV. Alternates** Alternates were not seated.
- V. Agenda** MOTION to approve the agenda for August 1, 2005 as submitted.
M/S: Tuason, McGuire
Ayes: (7) Gray, Krommenhock, Ku, McGuire, Munzel, Serena, and Tuason
- VI. Minutes** MOTION to approve the minutes from the June 11, 2005 meeting as submitted.
M/S: McGuire, Gray
All Ayes
- VII. Citizen's Forum** Steve Soriano, 370 Coelho Street in Milpitas, commented that the use at Augustine Memorial Park has skyrocketed. He would like to thank city staff and the commission for the upkeep, remodel and support of Augustine Memorial Park.
- VIII. Announcements/Correspondence**

Bonnie Greiner, Recreation Services Manager, made the following announcements:
- Handed out Capital Improvement Program Project 5055 Alviso Adobe Rehabilitation Book.
 - Summer Concert Series featuring "Silicon Valley House Rockers" will be held on August 9, 2005 from 6:00 P.M. – 8:00 P.M. at Hall Park.
 - Swim Olympics will be held on August 6, 2005 at the Sports Center, registration will begin at 12:00 P.M. and events will be held from 1:00 P.M. – 4:00 P.M.
 - Rainbow Theatre is presenting Music Man. Four performances remain, Wednesday August 3, at 7:30 P.M., Thursday August 4, at 7:30 P.M., Friday, August 5, at 7:30 P.M. and Saturday, August 6, at 3:00 P.M.

IX. New Business

1. Smith/Devries House (Staci Pereira, Assistant Planner)

Staci Pereira, Assistant Planner, provided the commission with a presentation on the Mid- Peninsula Sr. Housing Development. The project location will be at 163 North Main Street, West of North Main Street and South of Weller Lane. The Devries House will be relocated to the South East corner. There will be a parking garage for residents with entrances from North Main Street and Weller Lane, all of which will be ADA (Americans with Disabilities Act) accessible. Visitors will be able to park at the new public parking area accommodating an additional 500 parking spaces. A security fence will be built to secure the exterior of the property. This security fence will join the Devries House at the northeast side of the building, enclosing the front entrance of the property from North Main Street.

The Sr. Housing complex will be four stories high with three residential levels, 103 housing units, podium courtyard and a rooftop deck. The first floor will be used for common use for residents. A new covered walkway between the main building entry canopy and the rear entrance porch of the Devries House will protect residents from the weather as they move between the two buildings. The second, third and fourth floors will be residential levels, including studio units which will be 460 Square feet and one bedroom units which will be 580 square feet. The housing building will be 43 feet in height, including towers and elevators, which will reach up to 50 feet in height. The affordability for these units will be a maximum income of \$32,000-\$36,000 for one to two people. A one bedroom will cost \$462,762.

There are many site improvements in the plans for the Devries House including landscape, streetscape, parking structure, solid waste and an open/private recreation space. The building program seeks to preserve the residence's façade while allowing for contemporary function and use, creating a modern version of the prairie style building. The dining room, living room, sunroom and family room will remain in their existing configuration. The existing second floor will be reconfigured to incorporate three 1-bedroom units with a full kitchen and bathroom that will be an average size of 480 square feet. The rear portion of the house which currently includes a kitchen, second foyer, bathroom, mudroom and a separate studio apartment will be reconfigured to incorporate a new kitchen, two new ADA accessible bathrooms, and an office for the Services Coordinator. The rear entrance stairs will be replaced with an ADA sloped walkway, which will be located behind the proposed new security fence.

Any damaged stucco will be replaced, as well as any existing windows will be preserved. A new stucco wall will be added to enclose the outdoor patio and will be fully accessible from the sunroom and living room. The Devries House will be painted in the existing color, keeping the Prairie style design with accent/darker color on the exterior trim. Color schemes and materials were presented for the Commissioners review.

Chairperson Munzel requested if any original wallpaper is removed to please keep some to preserve in the historical files. Chairperson Munzel also requested to have the commission tour the building prior to residents moving in. Mara Blitzer and Staci Pereira said that would be fine and that they would arrange a tour. Chairperson Munzel asked Ms. Blitzer if he could find out how the original floor plan looked. Ms. Blitzer responded that no original floor plans exist, however as construction begins if anything is found and is thought to be part of

the original floor plan it will be documented and preserved. Commissioner Krommehock asked Ms. Blitzer if there are any emergency exits in the Devries house. Ms. Blitzer responded that there are three exits located in the front, rear and on the side of the house. Commissioner Ku asked Ms. Blitzer if there is going to be a sprinkler system. Ms. Blitzer responded that there will not be a sprinkler system. Commissioner Sandhu asked Ms. Blitzer if the units in the Senior Housing will be for rent or for sale. Ms. Blitzer responded that they will be for rent and only for Senior Citizens. Commissioner Gray asked Ms. Blitzer if the first floor of the Devries House will be open to the public. Ms. Blitzer responded that it will not be open to the public; however, there may possibly be a room to rent for gatherings for public or non-profit group use. Commissioner Burrill suggested having a historical sign posted in front of the Devries House.

The timeline for this project is as follows: Summer of 2005 DDA with the City of Milpitas and entitlements. Fall/Winter 2005/2006 Design and Construction Drawings. Spring 2006 apply for 4% tax credits and Tax Exempt bonds. Summer 2006 begin construction. Completion of construction scheduled for Winter 2007/2008.

MOTION to recommend approval to City Council the proposed reuse and rehabilitation of the DeVries House.

M/S: Krommehock/Gray

2. No Smoking In Parks Discussion (Bonnie Greiner, Recreation Services Manager)

Chairperson Munzel opened this item to the Commission for discussion. Commissioner McGuire said that in travels he has seen different rules about no smoking in various parks. Commissioner McGuire suggested creating rules that can be enforced, he does not feel that we should prohibit smoking in parks. Commissioner Krommehock suggested having the same policy for parks as City buildings which is no smoking is allowed within 25 feet of the building. Commissioner Krommehock also suggested that posting no smoking signs should be sufficient enough for people to follow. Commissioner Serena agreed with Commissioner Krommehock as far as posting no smoking within 25 feet of the park signs and stated that signs should be posted as a courtesy, but not as an enforceable law. Vice Mayor Gomez suggested to the Commission that they may want to place this item on the agenda again so the public is aware and may give their input.

Resident, Steve Soriano stated that he has noticed that many other cities in the Bay Area are enforcing the no smoking policy in parks. Mr. Soriano would like to see a no smoking policy at parks in Milpitas. Margo Sidener of the American Lung Association of Santa Clara stated that the Commission has very good thoughts and they are headed in the right direction, and handed out a packet titled "The Case For Smoke-Free City Parks In Milpitas". Included in the packet are Case Points, Second Hand Smoke Facts and Health Effects of Smoking. Ms. Sidener informed the Commission that it is a state law that you cannot smoke in tot lots and if that is a law, it may be expanded and enforced. Ms. Sidener also suggested to start the no smoking policy at a few parks to begin with and then move forward to other locations, and encourages the Commission to read the packet that she handed out and she supports the Commission in all of their efforts in making Milpitas Parks smoke free.

MOTION to recommend a review of the agenda item and provide staff with direction as to specific action if necessary. Re-agendize in October or November.

M/S: Krommenhock/Tuason

Ayes: (6) Gray, Krommenhock, Ku, Munzel, Serena and Tuason

Nays: (1) McGuire

**3. Community Outreach for Commission- Possible Channel 15 Coverage
(Chairperson Munzel)**

Chairperson Munzel's goal is to outreach to the community with a video highlighting the various park sites within Milpitas. Chairperson Munzel would like to make a video with an allotment of two minutes on each park in Milpitas. Commissioner Gray suggested videotaping improvements at park sites to promote use of the parks to residents who may not be aware of the site improvements. Commissioner Ku asked to have the Dog Park included in this video, since many people are not aware the Milpitas has a Dog Park. A Video Sub-Committee was formed with Commissioners Burrill and Ku and Chairperson Munzel.

**4. Request for Proposal for Sale and Relocation of the "Blacksmith Shop"
building at 112 N. Main Street (Mark Rogge, Principal Engineer)**

Mark Rogge, Principal Engineer gave an update on the Request for Proposal for Sale and Relocation of the "Blacksmith Shop". Mr. Rogge informed the Commission that the City of Milpitas would acquire this property on Tuesday, August 2, 2005. Mr. Rogge stated the location is badly contaminated with hazardous materials and an evaluation will be conducted on these materials. The City of Milpitas shall offer the "Blacksmith Shop" for purchase and removal to the new owner's property. Mr. Rogge showed photos of branded boards in the "Blacksmith Shop". Chairperson Munzel informed the Commission that all the brands are registered with the county. Mr. Rogge informed the Commission that at one point the Winsor Shop was used as a storage site. Mr. Rogge also informed the Commission that there is still a safe in the shop and that he would like to locate the owner of the safe before the property is given up.

The proposal summary for the sale and relocation of the "Blacksmith Shop" are as follows: Identify the owner and new location and what their means and methods are. A Milpitas location or close proximity are preferred, along with an experienced building mover is highly preferred. Requirements to protect the City and RDA (Redevelopment Agency) schedule. The request for proposals schedule is as follows: August 2, 2005, City possession of the "Blacksmith Shop" located at 112 N. Main Street. August 16, 2005 City Council authorizes RFP (Request for Proposals) for sale and relocation of the "Blacksmith Shop". August 17-30, 2005 advertise, receive bids, if any and evaluate. September 12, 2005 PRCRC Commission receives report on bid results.

XII. Staff Reports

None.

XIII. Liaison Reports

1. City Council

None.

2. Community Advisory Commission (CAC)

None.

3. Senior Advisory Commission (SAC)

None.

4. Planning Commission

At the July 27th meeting the commission discussed the new Sr. Housing, Library and any other information on modifications taking place.

5. Youth Advisory Commission (YAC)

None.

6. Milpitas Historical Society

None.

7. Arts Commission

Milpitas Phantom Art Gallery held their exhibit on Monday, July 25 at 7 P.M. . The featured artist is “The Milpitas Student Show” Scott Hinrichs and Photography Students from Milpitas Adult Education Program. Fifteen grant applications have been accepted. Fourteen applications have been recommended to City Council for funding.

8. Alviso Adobe Sub-committee (Commissioner McGuire, Munzel)

None.

XIV. Future Agenda Items

XV. Adjournment

With no further business, the Chair adjourned the meeting at 9:05 PM to the next scheduled meeting on September 12, 2005 at the Milpitas City Hall Committee Room.